



REGULAR MEETING OF THE PLAN COMMISSION
CITY OF HUDSON
Tuesday, September 24, 2019

The Plan Commission meeting was called to order by Chairman O'Connor at 6:00 p.m.

PRESENT. Pat Casanova, Randy Morrisette, Rich O'Connor, Mary Claire Potter, Frank Rhoades, Kurt TeWinkel and Fred Yoerg.

ABSENT. None.

OTHERS PRESENT. Erin Walejko, Seaok An, Meaghan Hanson, Mary Martin, Judy Meincke, Bob Atwood, Greg Johnson, Dave Robson, Brian Hinz, Nate Burt, Aaron Reeves, Emily Boles, Tiffany Weiss, Mike Johnson, and others present.

Discussion and possible action on September 10, 2019 meeting minutes. Motion by Casanova, seconded by Rhoades to approve the minutes of the September 10, 2019 Plan Commission meeting. All Ayes (7). Motion Carried.

PUBLIC HEARINGS.

Public hearing regarding a conditional use permit application for Bella Rose (previously known as the Carmichael and Vine Development) master development plan related to City of Hudson Municipal Code §255-15 Planned Residential Development (PRD) – Hearth Development, LLC

Chairman O'Connor opened the hearing and asked for public comments. Erin Walejko, 2238 Ruby Road, shared images showing views from her house and 2250 Ruby Road into the future development. Walejko stated that these houses did not have an established tree line for screening. Walejko requested that berming and vegetative screening be added along the west property lines of Lots 9 and 10 in the proposed development. Motion by Morrisette, seconded by Yoerg to close the public hearing. All Ayes (7).

Discussion and possible action regarding a conditional use permit application for Bella Rose (previously known as the Carmichael and Vine Development) master development plan related to City of Hudson Municipal Code §255-15 Planned Residential Development (PRD) – Hearth Development, LLC Johnson noted the proposed conditions of approval would outline the zoning criteria for the Bella Rose development including parking requirements, setbacks, architectural standard, open space, and other items. Johnson noted a typo in the report and corrected that the front yard setback for the multiple family apartment buildings should be "50 feet". Motion by Morrisette, seconded by Yoerg to approve the conditional use permit with conditions (see Attachment A) with the correction to the multiple family apartment front yard setback as well as the addition of screening and berming on Lots 9 and 10. Discussion: Nick Vivian, attorney representative of the applicant, stated that the developer plans to preserve the tree line and will add appropriate screening and berming. All Ayes (7). Motion Carried.

Discussion and possible action on a final plat recommendation to the Common Council for Bella Rose (previously known as the Carmichael and Vine Development) located at St. Croix County tax parcels 236-2071-00-000 and 236-2071-01-000 – Hearth Development, LLC Johnson reviewed the staff report and suggested the addition of a fifth condition of all staff and engineering comments be



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addressed. Motion by Morrisette, seconded by Rhoades to approve the Park Place Village Final Plat with the following condition(s):

1. That the site improvements will adhere to the approved development review and construction processes within the City.
2. That a development agreement between the City of Hudson and Hearth Development, LLC be negotiated and approved by the Hudson Common Council prior to recording the final plat.
3. That a Planned Residential District (PRD) master plan conditional use permit be approved prior to final plat consideration by the Common Council.
4. That no building permits will be issued until new streets are sufficiently constructed to allow emergency access to construction sites with street signs in place. This will be verified in writing by the Hudson Police Department, Hudson Fire Department and Lakeview EMS.
5. That all staff and engineering comments be satisfactorily addressed prior to final plat recording.

All Ayes (7). Motion Carried.

Public hearing on a conditional use permit (CUP) application for an indoor recreation facility at 2760 Enloe Street – Hudson GNG No public comments were made. Motion by Morrisette, seconded by Yoerg to close the public hearing. All Ayes (7).

Discussion and possible action on a conditional use permit (CUP) application for an indoor recreation facility at 2760 Enloe Street – Hudson GNG Yoerg inquired upon the intended age group. Meaghan Hanson, Hudson GNG representative, stated that children would be the age-group of focus but the facility will also host company events. Yoerg asked if there were plans for expansion in the future. Hanson stated that the facility does not have space for further activities and expansion was not planned at this time. Motion by Yoerg, seconded by Casanova to approve the conditional use permit for an indoor recreation facility with the following conditions:

1. That the applicant adheres to all state, federal, and local permitting requirements.
2. That the permit be reviewed by the Plan Commission and Common Council one year following the facility opening.

All Ayes (7). Motion Carried.

Public hearing on a conditional use permit (CUP) application for garage height exceeding 20 feet at 508 Vine Street – Paul & Pamela Burke Mary Martin, 507 Locust Street, expressed her concerns for the deterioration of the neighborhood and loss of “charm” and “park-like” feel. Martin said her current view is of a garage and that the proposed 508 Vine Street garage would be in her back yard. Martin also expressed concerns about removing green space, lowering property values, crowding, and removing beauty.

Judy Meincke, 427 Locust Street, stated that her carriage house built over 100 years ago and other tall garages were in the neighborhood. Meincke commented that 508 Vine Street does not currently have a garage and she is hopeful that garage can be built whether it is above 20 feet tall or not.



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Mary Martin, 507 Locust Street, stated that Meincke's garage was a different situation and not in anybody's line of sight. Martin asked about square footage of the garage.

Emily Boles read an email received by staff on September 24, 2019 from Clayton and Julie Duncan into the record. The Duncan's stated that they objected to exceeding the height limit and said it would take away from the general feel of the neighborhood.

Paul Burke, 508 Vine Street and applicant, stated that the architecture was designed to be viewed from Vine Street. The Burke's were willing to redo the plans to be under 20 feet, but the current design was intended to beautify and be seen from Vine Street. Burke stated that proposed height allowed for an 8 ft door and 9 ft ceilings inside. Motion by Yoerg, seconded by Potter to close the public hearing. All Ayes (7).

Discussion and possible action on a conditional use permit (CUP) application for garage height exceeding 20 feet at 508 Vine Street – Paul & Pamela Burke Johnson stated that the purpose of the conditional use permit was to notify neighboring properties of the request to exceed 20 feet. Johnson noted that staff have always measured square footage of buildings based on the footprint. Morrisette said that he understood the "don't build it in my backyard" mentality, but that the code was in place for a reason. Morrisette suggested for the good of the neighborhood that the height be lowered to 20 feet. Casanova disagreed and supported a taller building height if the current design looked good in the neighborhood. Casanova suggested additions to the rear elevation such as window boxes and trim to make the garage more appealing. Discussion was held regarding the view from Mrs. Martin's property and the overall neighborhood. Motion by Morrisette, seconded by Potter to recommend the garage height remain under 20' and conditional use permit not be granted. Ayes (6). Nays (1 - Casanova). Motion Carried.

UNFINISHED BUSINESS.

None.

NEW BUSINESS.

Discussion and possible action on final development plans, certificate of compliance and downtown overlay review for TriPod Condos at 502 Third Street – The TriPod – Hudson, LLC Potter questioned if the design fit the context of the neighborhood and discussion on the topic was held. Brian Hinz, Studio EA, stated that the architectural design specifically chose materials, colors, and finishes that matched historic buildings downtown. Hinz continued to state that high quality, well designed building with contemporary architecture was desired. Hinz stated that the design was for 2019 and he believed it would contribute to the fabric of downtown. Casanova pointed out other modern designs downtown including the library and Phipps Center for the Arts. Motion by Casanova, seconded by Morrisette to approve the final development plans, certificate of compliance and downtown overlay review with the following condition(s):

1. That all site improvements adhere to the approved development and construction process within the city.
2. That all staff and engineering comments be satisfactorily addressed and provided for by the applicant prior to final development plan consideration by the Common Council.
3. Property owner must obtain final development plan approval from the Common Council.



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All Ayes (7). Motion Carried.

Discussion and possible action on final development plan for Hudson Hospital's EMS Department Expansion – Hudson Memorial Hospital Inc. Motion by Potter, seconded by Rhoades to approve the final development plans with the following condition(s):

1. That all site improvements adhere to the approved development and construction process within the city.
2. That all staff and engineering comments be satisfactorily addressed and provided for by the applicant prior to final development plan consideration by the Common Council.
3. Property owner must obtain final development plan approval from the Common Council.

All Ayes (7). Motion Carried.

Discussion on mobile food vendors

Johnson said that discussion should be specific to land use and where mobile food vendors can operate with established criteria. Johnson noted that neighboring communities generally restricted/limited use on public property. Johnson introduced Aaron Reeves as the new City Administrator and noted he would be participating in the discussion. Discussion was held regarding special event permitting, competition with brick-and-mortar restaurants, and concessions at the Lakefront Park Bathhouse. Reeves stated that the city could tailor an ordinance to fit the City's current need such as lunch or bar close times or locations. Further discussion was held regarding if there was a need for mobile food vendors at the bathhouse location. Reeves suggested a special vendor permit to serve the bathhouse area. The Plan Commission agreed that the Park Board should review the topic.

Discussion on Airbnb and related vacation rental uses

Johnson presented a summary of neighboring municipality examples for short-term rentals. Johnson highlighted an incremental approach to regulation and noted the potential burden on administrative staff time. Morrisette said he would like a permitting process and room tax to be collected. Discussion was held regarding collection of room taxes, various short term rental platforms, classification of rentals, and loss of rental properties. The Plan Commission requested staff bring definitions and classification options to a future meeting.

Discussion on moratorium(s)

No new updates.

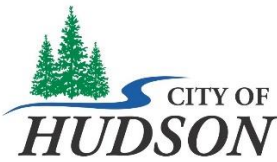
COMMUNICATIONS AND ITEMS FOR FUTURE AGENDAS.

Potter requested that rooftop beehives be discussed on the next agenda.

ADJOURNMENT.

Motion by Rhoades, seconded by Potter to adjourn at 7:30 p.m. All Ayes (7). Motion Carried.

Respectfully submitted,
Emily Boles, Acting Secretary



ATTACHMENT A

Conditional Use Permit Bella Rose Development Master Plan

September 24, 2019 Plan Commission Meeting Conditions of Approval:

1) DIMENSIONAL STANDARDS & SETBACKS:

- a. The single family residential portion of the project, designated as lots 1 - 43 shall follow the existing performance standards of the R-1 Zoning District with a minimum lot area of 9,000 square feet.

Front: 20 feet
Side: 7.5 feet (Garage or Home)
Side Corner: 15 feet (Garage or Home)
Rear: 35 feet
Min. Lot Width = 70 feet
Min. Lot Area = 9,000 sq. ft.

- b. The two multiple family apartment buildings shall be a mix of one, two and three bedroom apartments ranging in size from 700 to 1,200 square feet, requiring approx. 252,000 total square feet. The apartment buildings shall be no greater than three stories in height and shall be no greater than 45 feet tall.

Front: 50 Feet
Side: 50 Feet
Rear: 50 Feet
Parking: 10 Foot Setback

- c. The five commercial lots shall be a mix of neighborhood commercial business establishments intended to meet the day-to-day local convenience shopping and services needed by people residing in adjacent residential neighborhoods.
 - i. The primary facades of the commercial lot buildings shall be Carmichael Road and Annabelle Way.
 - ii. The required setback from Carmichael Road for the commercial lots shall be measured from the Roadway, Drainage and Utility Easement line. Not the property line.
 - iii. Setbacks shall be in accordance with the B-2, General Business District.

2) ARCHITECTURAL STANDARDS:

- a. Landscaping
 - i. Shall meet the requirements of Chapter 255-34.
- b. Lighting
 - i. Shall meet the requirements of Chapter 255-47.

1. Spec sheets shall be submitted with each exterior light fixture to be used along with a photometric site plan illustrating the location of exterior light poles and associated footcandles.
 2. All lighting to be installed by the owner/developer shall be approved by the City of Hudson Public Works Director and shall be in a style as approved by the Community Development Director and shall be harmonious with the established neighborhoods nearby.
- c. Parking & Loading
 - i. Shall at a minimum, meet the requirements of Chapter 255-48, 255-49, and 255-50.
- d. Exterior Storage and Service Areas
 - i. Shall meet the requirements of Chapter 255-31
 1. Street-level and rooftop mechanical equipment shall be located or screened so that they are not visible from a public street.
 2. Trash and recycling containers shall be located in the rear or side yard and shall be screened using an enclosure not less than six feet in height. Building materials and colors shall compliment those used on the primary façade. The use of chain link fencing shall not be permitted.
- e. Signage.
 - i. Shall meet the requirements of Chapter 202 based on property use.
 1. The following sign types are prohibited in addition to those prohibitions under Chapter 202: freestanding pole signs and freestanding dual post signs.
 2. All signage (i.e., site and building signs) shall be integrated with the architectural concept of the development in detailing, use of color and materials, and placement.
 3. Appropriate monument signage at the development entrances shall be reviewed and approved for design and location appropriateness by the City Engineer and Community Development Director.
- f. Apartments and other Multi-Family Uses.
 - i. Shall meet the requirements of Chapter 255-57.
- g. Street Orientation
 - i. Where practical, building facades shall be orientated parallel or at right angles to public streets.
 - ii. The primary entrance to buildings shall be connected to the public sidewalk or trail by an accessible path/walkway.
 - iii. Any Garage doors and loading docks proposed for commercial development shall not front a public street. In the event this is not feasible, garage doors and loading docks shall be screened with landscaping and softened by architectural detailing.
 - iv. Any garage doors proposed for the multi-family buildings shall be appropriately screened to provide limited visibility from any public street. Appropriate screening shall include an approved landscaping plan prior to issuance of a building permit.
- h. Primary Facades
 - i. Buildings shall incorporate architectural features and patterns that provide visual interest, at the scale of the pedestrian.

- ii. Each principal building shall have clearly defined, highly visible customer/primary entrances featuring architectural elements such as canopies or porticos, overhangs, arcades, raised parapets, arches or roof forms.
 - iii. The base of the building shall include elements that relate to the human scale. These should include doors, windows, texture, projections, awnings, ornamentation, etc.
 - iv. Commercial facades shall be comprised of at least thirty percent clear glass, measured from two to ten feet above grade.
- i. Secondary Facades
 - i. All buildings shall be planned and designed so that they have the equivalent of a front appearance on all exterior vertical and horizontal surfaces.
- j. Scale and Articulation
 - i. Buildings shall incorporate architectural features and patterns that provide visual interest, at the scale of the pedestrian.
 - ii. Any building with a total width equal to or greater than its height shall utilize two or more of the following techniques: expression of structural bays, variation in roofline, variations in material, variation in color, and/or variation in the building plane.
 - iii. All building facades facing a public street shall receive full design consideration. This means that the facades shall be subdivided and proportioned using features including windows, frames, sills and lintels, shading devices, and wall modulations.
- k. Roofline
 - i. A positive visual termination at the top of the building shall be established, using either a pitched roof with gable(s) facing the street or a flat roof with a defined cornice.
 - ii. Cosmetic “fake” parapets and facades, if used, shall be designed three-dimensionally to hide their “fake” characteristics (as they usually lack depth).
 - iii. Pitched roofs shall have a slope no less than 5:12.
- l. Awnings
 - i. Awning colors shall relate to and complement the primary colors of the building façade.
 - ii. Glowing awnings (backlit, light shows through the material) are prohibited. Preferred lighting methods include lighting fixtures directed down onto the awning or light fixtures beneath the awning directed to towards the sidewalk.
 - iii. Awnings using wood or shingle components are prohibited. Cloth, vinyl, and metal are the preferred awning materials.
 - iv. Awnings/Canopies shall be at least eight (8) feet above the sidewalk/walkway.
 - v. The mass of an awning used as a sign shall not dominate the facade of the building to which it is attached.
- m. Exterior Colors & Materials
 - i. Day-glow or fluorescent colors are prohibited. The use of low reflectance material, subtle, neutral, or earth tone colors as the predominant colors on the façade is encouraged.
 - ii. Bright colors are prohibited for the primary façade color but are acceptable as a secondary color to highlight expression lines or details.
 - iii. All exposed sides of the building shall use similar or complementary materials and colors as used on the front/primary façade.
 - iv. Preferred primary exterior finish materials include kiln fired brick, high-quality natural cut stone, texture-faced concrete masonry, brick veneer, terra-cotta, fiber cement siding,

and engineered wood siding (e.g., LP Smartside, TruWood). The following materials may be used as a secondary or accent material only: vinyl siding, EIFS, metal panel/siding systems. Prohibited materials: gravel aggregate materials, smooth-faced concrete masonry, polished stone, manufactured stone veneer, rough-sawn wood siding, or plain concrete-panel buildings.

- v. The use of textured concrete masonry should be minimized to the base of the of the building and first floor vertical columns.
- vi. Building materials susceptible to damage by vehicles or maintenance equipment, including metal siding/panels and EIFS, are prohibited on the lower three (3) feet above grade adjacent to a paved and/or lawn area.
- vii. Accessory buildings shall be compatible with the principal building in terms of building facade character, roof shapes, materials, colors and architectural details.

3) PARKING REQUIREMENTS:

- a. All on street parking within the development shall be on the side of the street opposite the sidewalk and/or trail.
- b. No parking shall be allowed on Annabelle Way or Sofia Lane
- c. Proof of parking. It is understood that the north apartment building on Lot 45 of the development may have more parking than is necessary to serve the site. The owner and or developer shall submit, and have approved, in a form acceptable to the Community Development Director, a proof of parking agreement for a surface parking area which includes at least 40 additional parking stalls to be installed by the owner/developer. This area is identified within the attached final master development plan.

4) OPEN SPACE AND PARKLAND:

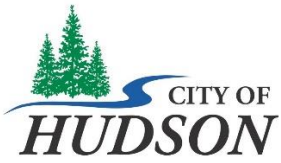
- a. All property shown to be dedicated to the public for park purposes shall be subject to City of Hudson Park Board master planning.
- b. All open space provided on the master plan shall be provided as required by municipal code Section 255.

5) VEGITATIVE SCREENING/BERMING:

- a. Additional screening/berming for service stations/convenience stores adjacent to residential areas shall be required. Additional screening/berming for service stations/convenience stores adjacent to residential areas shall be required. Between Annabelle Way and Lots 46-50, earthen berms at least 4 feet in height along with landscaping shall be utilized to block direct visual access to rear building facades and surface parking lots from neighboring residences.
- b. A landscaped buffer shall be provided for along the entire western property line abutting the Vine Hills and Stonepine subdivisions as shown on the approved Master Development Plan. The plantings shall be provided and installed prior to issuance of any building permits.
- c. When it can be reasonable applied, an earthen berm of 4 ft and additional plantings shall be provided for along the entire western property line abutting the Vine Hills and Stonepine subdivisions.

6) PUBLIC RIGHT OF WAY & LOT ACCESS STANDARDS:

- a. Access to commercial lots shall be Annabelle Way unless otherwise specified in this section.



ATTACHMENT A CONT.

- b. No commercial lot access shall be granted off of Carmichael Road.
- c. Commercial lot access off of Sofia Lane to Lot 47 shall be restricted to right-in only. Lot 46 shall have no ingress or egress access from Sofia Lane.